HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CA

Date Released: Second Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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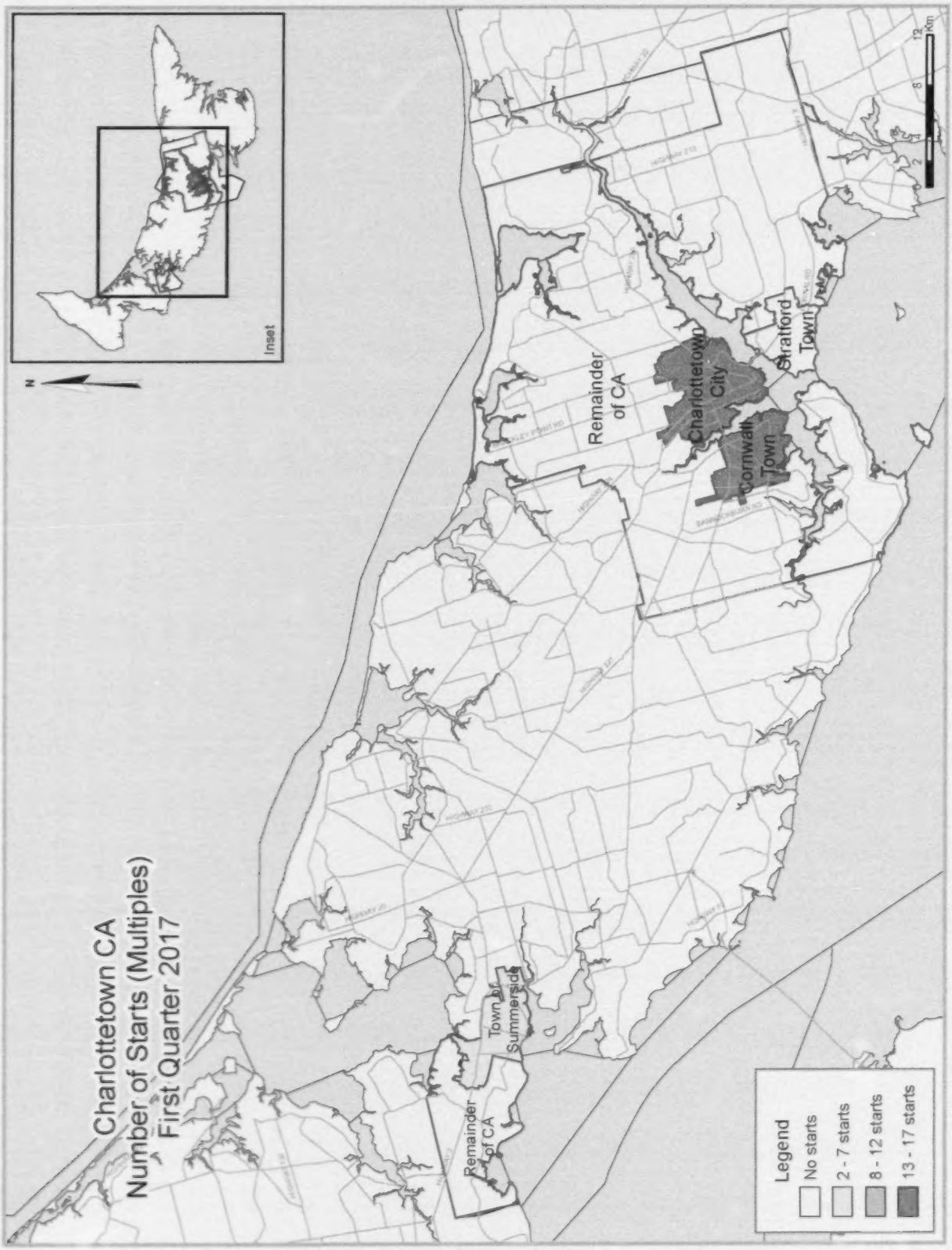
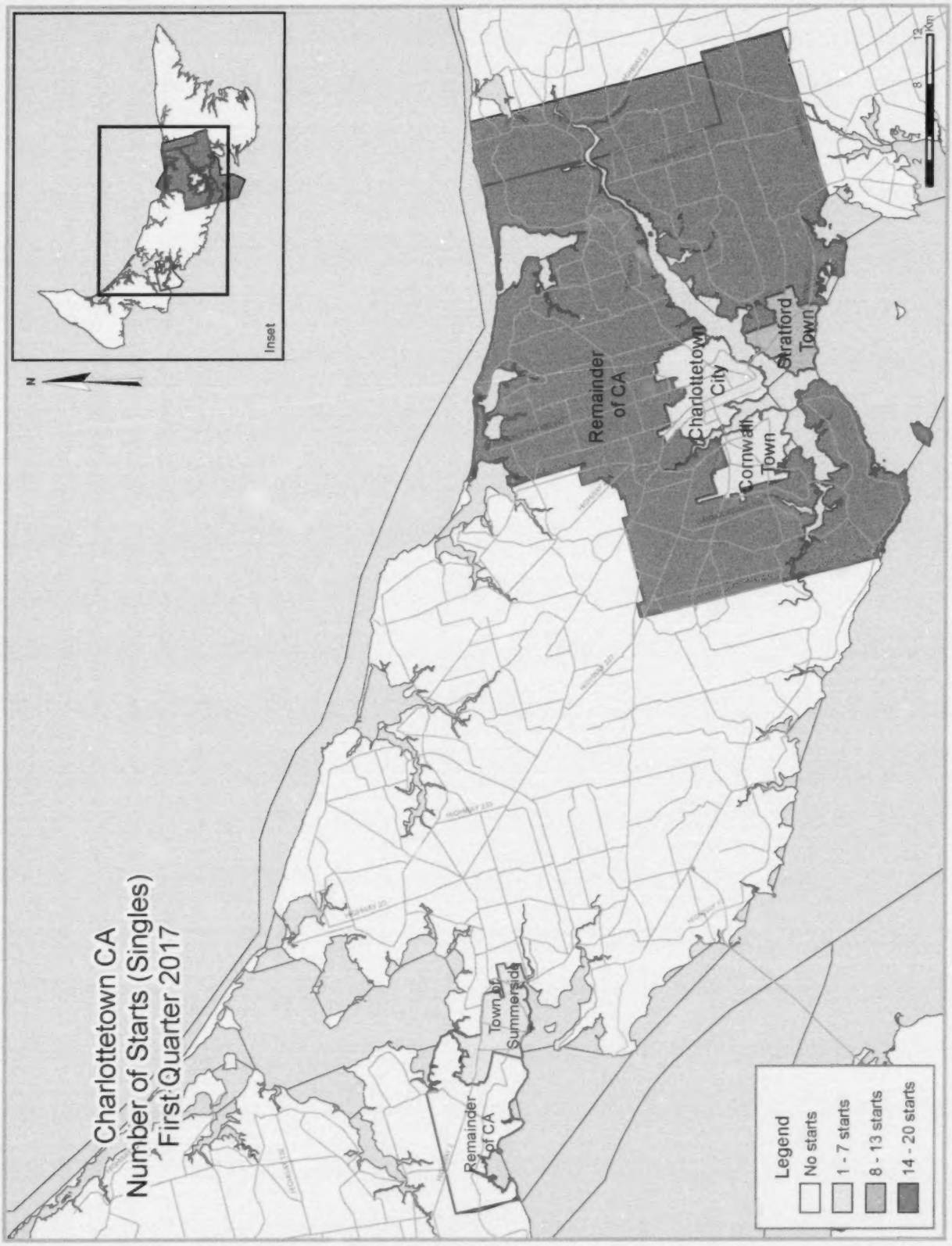
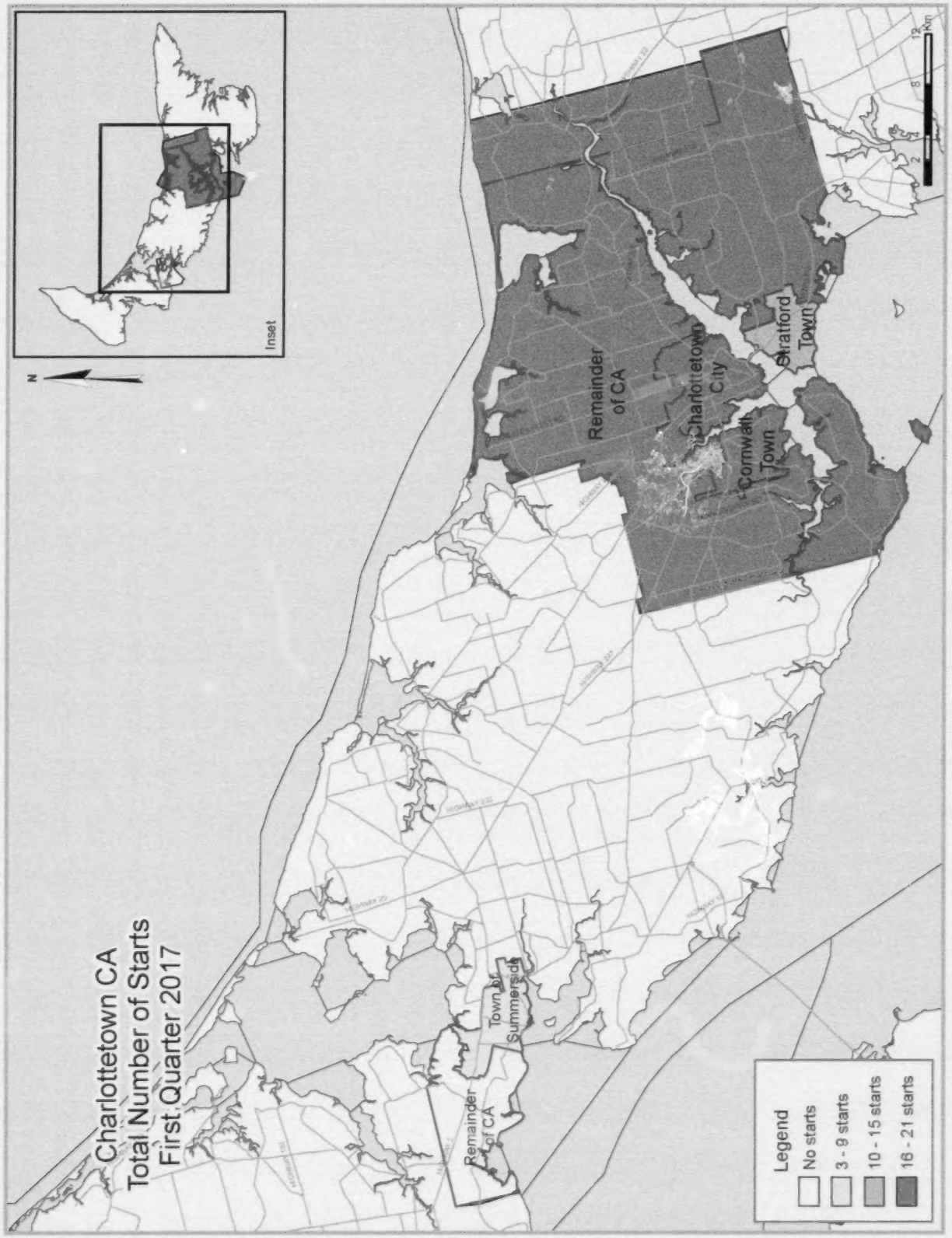
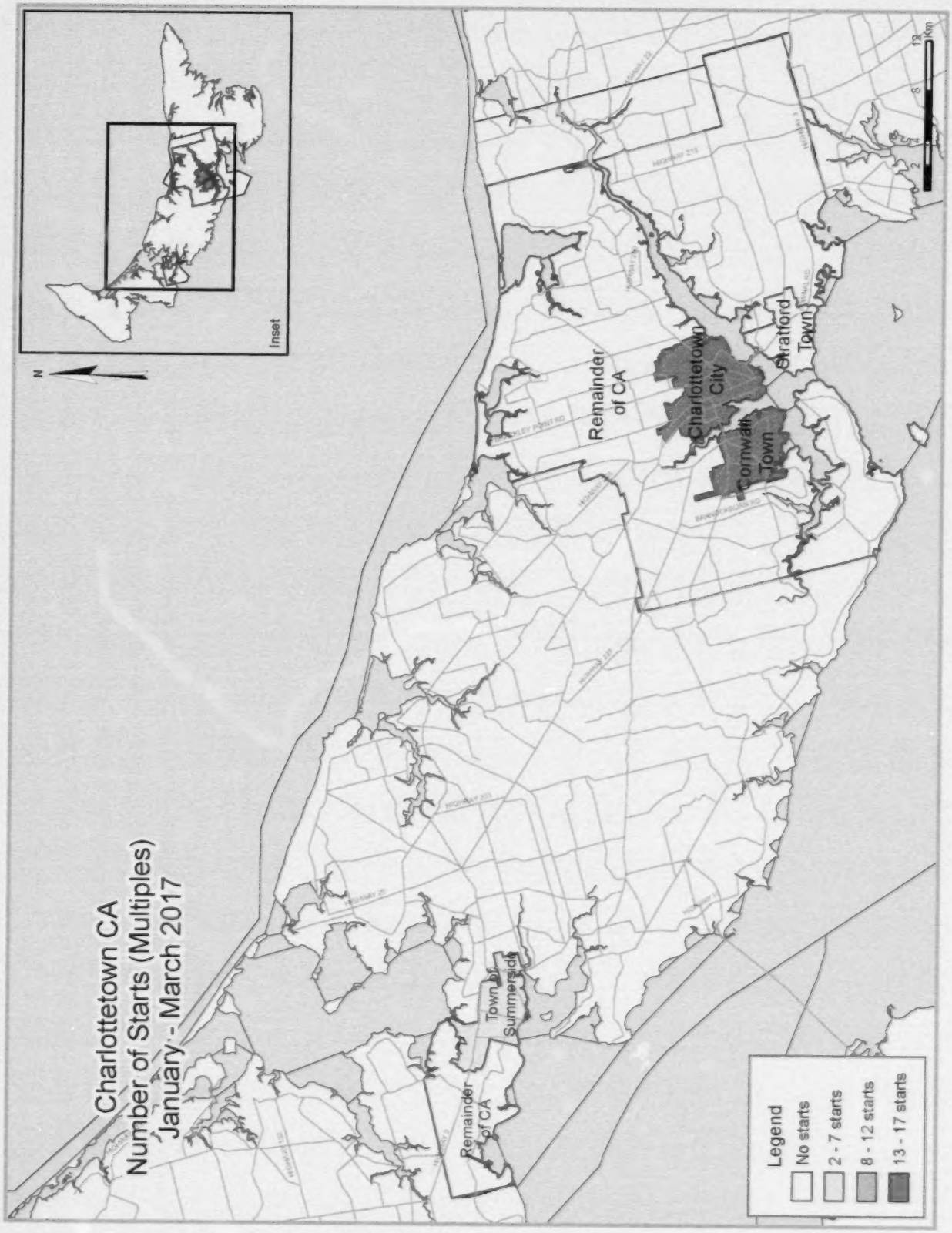
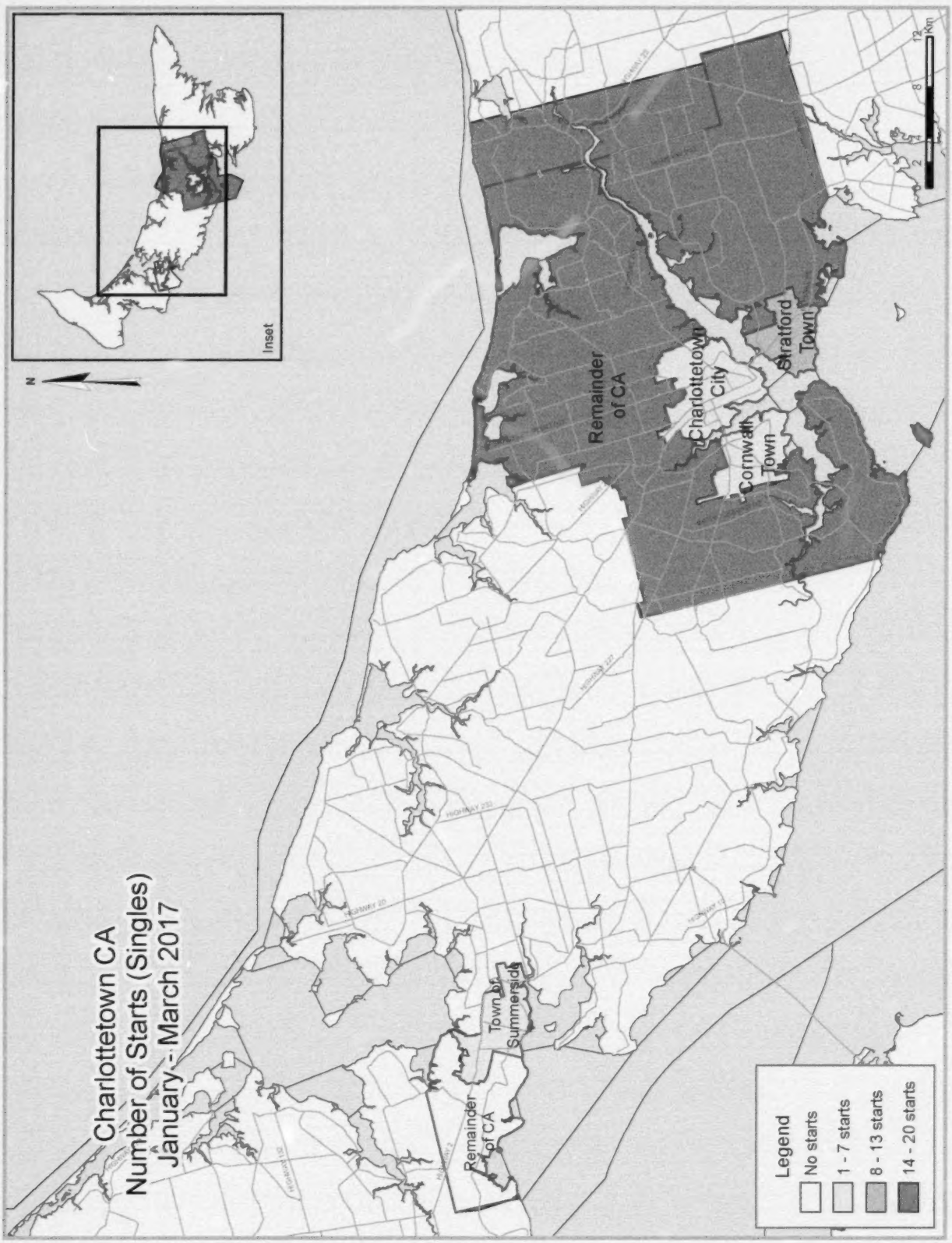

Charlottetown CA
Number of Starts (Multiples)
First Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts
0
2
8
12
km


Charlottetown CA
Number of Starts (Singles)
First Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
No starts
1 - 7 starts
8 - 13 starts
14 - 20 starts
Km
12
8
4
2


Charlottetown CA
Total Number of Starts
First Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
No starts
3 - 9 starts
10 - 15 starts
16 - 21 starts
Km


Charlottetown CA
Number of Starts (Multiples)
January - March 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts


Charlottetown CA
Number of Starts (Singles)
January - March 2017
Inset
N
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Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
1 - 7 starts
8 - 13 starts
14 - 20 starts
Km

Charlottetown CA
Total Number of Starts
January - March 2017
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
No starts
3 - 9 starts
10 - 15 starts
16 - 21 starts
2
8
12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	35	6	12	0	0	0	1	15	69
Q1 2016	8	2	4	0	0	0	1	0	15
% Change	**	200.0	200.0	n/a	n/a	n/a	0.0	n/a	**
Year-to-date 2017	35	6	12	0	0	0	1	15	69
Year-to-date 2016	8	2	4	0	0	0	1	0	15
% Change	**	200.0	200.0	n/a	n/a	n/a	0.0	n/a	**
UNDER CONSTRUCTION									
Q1 2017	87	20	43	0	0	0	5	62	217
Q1 2016	66	16	29	0	0	0	6	44	165
% Change	31.8	25.0	48.3	n/a	n/a	n/a	-16.7	40.9	31.5
COMPLETIONS									
Q1 2017	49	2	0	0	0	0	13	0	64
Q1 2016	45	4	3	0	0	0	4	94	150
% Change	8.9	-50.0	-100.0	n/a	n/a	n/a	**	-100.0	-57.3
Year-to-date 2017	49	2	0	0	0	0	13	0	64
Year-to-date 2016	45	4	3	0	0	0	4	94	150
% Change	8.9	-50.0	-100.0	n/a	n/a	n/a	**	-100.0	-57.3
COMPLETED & NOT ABSORBED									
Q1 2017	26	0	0	0	0	0	n/a	n/a	26
Q1 2016	6	1	0	0	0	0	n/a	n/a	7
% Change	**	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q1 2017	26	2	0	0	0	0	n/a	n/a	28
Q1 2016	45	3	3	0	0	0	n/a	n/a	51
% Change	-42.2	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	-45.1
Year-to-date 2017	26	2	0	0	0	0	n/a	n/a	28
Year-to-date 2016	45	3	3	0	0	0	n/a	n/a	51
% Change	-42.2	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	-45.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	0	2	0	0	0	0	1	0	3
Q1 2016	1	0	0	0	0	0	0	26	27
% Change	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-88.9
Year-to-date 2017	0	2	0	0	0	0	1	0	3
Year-to-date 2016	1	0	0	0	0	0	0	26	27
% Change	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-88.9
UNDER CONSTRUCTION									
Q1 2017	3	4	24	0	0	0	1	64	96
Q1 2016	5	6	0	0	0	0	0	90	101
% Change	-40.0	-33.3	n/a	n/a	n/a	n/a	n/a	-28.9	-5.0
COMPLETIONS									
Q1 2017	2	2	0	0	0	0	1	0	5
Q1 2016	5	6	0	0	0	0	13	0	24
% Change	-60.0	-66.7	n/a	n/a	n/a	n/a	-92.3	n/a	-79.2
Year-to-date 2017	2	2	0	0	0	0	1	0	5
Year-to-date 2016	5	6	0	0	0	0	13	0	24
% Change	-60.0	-66.7	n/a	n/a	n/a	n/a	-92.3	n/a	-79.2
COMPLETED & NOT ABSORBED									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q1 2017	3	2	0	0	0	0	1	15	21
Q1 2016	2	2	4	0	0	0	0	0	8
Stratford Town									
Q1 2017	11	0	0	0	0	0	0	0	11
Q1 2016	1	0	0	0	0	0	1	0	2
Cornwall Town									
Q1 2017	1	4	12	0	0	0	0	0	17
Q1 2016	0	0	0	0	0	0	0	0	0
Remainder of the CA									
Q1 2017	20	0	0	0	0	0	0	0	20
Q1 2016	5	0	0	0	0	0	0	0	5
Charlottetown CA									
Q1 2017	35	6	12	0	0	0	1	15	69
Q1 2016	8	2	4	0	0	0	1	0	15
UNDER CONSTRUCTION									
Charlottetown City									
Q1 2017	15	8	6	0	0	0	5	62	96
Q1 2016	12	6	14	0	0	0	0	32	64
Stratford Town									
Q1 2017	20	2	9	0	0	0	0	0	31
Q1 2016	9	2	0	0	0	0	0	12	27
Cornwall Town									
Q1 2017	4	8	28	0	0	0	0	0	40
Q1 2016	8	6	15	0	0	0	6	0	35
Remainder of the CA									
Q1 2017	48	2	0	0	0	0	0	0	50
Q1 2016	37	2	0	0	0	0	0	0	39
Charlottetown CA									
Q1 2017	87	20	43	0	0	0	5	62	217
Q1 2016	66	16	29	0	0	0	6	44	165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q1 2017	13	2	0	0	0	0	10	0	25
Q1 2016	17	0	0	0	0	0	0	76	93
Stratford Town									
Q1 2017	13	0	0	0	0	0	0	0	13
Q1 2016	11	2	0	0	0	0	1	12	26
Cornwall Town									
Q1 2017	7	0	0	0	0	0	3	0	10
Q1 2016	6	2	3	0	0	0	3	6	20
Remainder of the CA									
Q1 2017	16	0	0	0	0	0	0	0	16
Q1 2016	11	0	0	0	0	0	0	0	11
Charlottetown CA									
Q1 2017	49	2	0	0	0	0	13	0	64
Q1 2016	45	4	3	0	0	0	4	94	150
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q1 2017	8	0	0	0	0	0	n/a	n/a	8
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Stratford Town									
Q1 2017	6	0	0	0	0	0	n/a	n/a	6
Q1 2016	3	1	0	0	0	0	n/a	n/a	4
Cornwall Town									
Q1 2017	5	0	0	0	0	0	n/a	n/a	5
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q1 2017	7	0	0	0	0	0	n/a	n/a	7
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Charlottetown CA									
Q1 2017	26	0	0	0	0	0	n/a	n/a	26
Q1 2016	6	1	0	0	0	0	n/a	n/a	7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q1 2017	6	2	0	0	0	0	n/a	n/a	8
Q1 2016	17	0	0	0	0	0	n/a	n/a	17
Stratford Town									
Q1 2017	8	0	0	0	0	0	n/a	n/a	8
Q1 2016	11	1	0	0	0	0	n/a	n/a	12
Cornwall Town									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	6	2	3	0	0	0	n/a	n/a	11
Remainder of the CA									
Q1 2017	9	0	0	0	0	0	n/a	n/a	9
Q1 2016	11	0	0	0	0	0	n/a	n/a	11
Charlottetown CA									
Q1 2017	26	2	0	0	0	0	n/a	n/a	28
Q1 2016	45	3	3	0	0	0	n/a	n/a	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Charlottetown City	4	2	2	2	0	4	15	0	21	8	162.5
Stratford Town	11	2	0	0	0	0	0	0	11	2	**
Cornwall Town	1	0	4	0	12	0	0	0	17	0	n/a
Remainder of the CA	20	5	0	0	0	0	0	0	20	5	**
Charlottetown CA	36	9	6	2	12	4	15	0	69	15	**

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	4	2	2	2	0	4	15	0	21	8	162.5
Stratford Town	11	2	0	0	0	0	0	0	11	2	**
Cornwall Town	1	0	4	0	12	0	0	0	17	0	n/a
Remainder of the CA	20	5	0	0	0	0	0	0	20	5	**
Charlottetown CA	36	9	6	2	12	4	15	0	69	15	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Charlottetown City	0	4	0	0	0	0	15	0
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	12	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	12	4	0	0	0	0	15	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	0	4	0	0	0	0	15	0
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	12	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	12	4	0	0	0	0	15	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Charlottetown City	5	8	0	0	16	0	21	8
Stratford Town	11	1	0	0	0	1	11	2
Cornwall Town	17	0	0	0	0	0	17	0
Remainder of the CA	20	5	0	0	0	0	20	5
Charlottetown CA	53	14	0	0	16	1	69	15

Table 2.5: Starts by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	5	8	0	0	16	0	21	8
Stratford Town	11	1	0	0	0	1	11	2
Cornwall Town	17	0	0	0	0	0	17	0
Remainder of the CA	20	5	0	0	0	0	20	5
Charlottetown CA	53	14	0	0	16	1	69	15

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Charlottetown City	14	17	2	0	9	0	0	76	25	93	-73.1
Stratford Town	13	12	0	2	0	0	0	12	13	26	-50.0
Cornwall Town	7	6	0	2	3	6	0	6	10	20	-50.0
Remainder of the CA	16	11	0	0	0	0	0	0	16	11	45.5
Charlottetown CA	50	46	2	4	12	6	0	94	64	150	-57.3

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	14	17	2	0	9	0	0	76	25	93	-73.1
Stratford Town	13	12	0	2	0	0	0	12	13	26	-50.0
Cornwall Town	7	6	0	2	3	6	0	6	10	20	-50.0
Remainder of the CA	16	11	0	0	0	0	0	0	16	11	45.5
Charlottetown CA	50	46	2	4	12	6	0	94	64	150	-57.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Charlottetown City	0	0	9	0	0	0	0	76
Stratford Town	0	0	0	0	0	0	0	12
Cornwall Town	0	3	3	3	0	0	0	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	3	12	3	0	0	0	94

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	0	0	9	0	0	0	0	76
Stratford Town	0	0	0	0	0	0	0	12
Cornwall Town	0	3	3	3	0	0	0	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	3	12	3	0	0	0	94

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Charlottetown City	15	17	0	0	10	76	25	93
Stratford Town	13	13	0	0	0	13	13	26
Cornwall Town	7	11	0	0	3	9	10	20
Remainder of the CA	16	11	0	0	0	0	16	11
Charlottetown CA	51	52	0	0	13	98	64	150

Table 3.5: Completions by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	15	17	0	0	10	76	25	93
Stratford Town	13	13	0	0	0	13	13	26
Cornwall Town	7	11	0	0	3	9	10	20
Remainder of the CA	16	11	0	0	0	0	16	11
Charlottetown CA	51	52	0	0	13	98	64	150

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q1 2017	0	0.0	1	16.7	3	50.0	0	0.0	2	33.3	6	-	-
Q1 2016	2	11.8	1	5.9	3	17.6	10	58.8	1	5.9	17	-	267,633
Year-to-date 2017	0	0.0	1	16.7	3	50.0	0	0.0	2	33.3	6	-	-
Year-to-date 2016	2	11.8	1	5.9	3	17.6	10	58.8	1	5.9	17	-	267,633
Stratford Town													
Q1 2017	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	-	-
Q1 2016	0	0.0	0	0.0	2	18.2	4	36.4	5	45.5	11	-	325,540
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	-	-
Year-to-date 2016	0	0.0	0	0.0	2	18.2	4	36.4	5	45.5	11	-	325,540
Cornwall Town													
Q1 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Q1 2016	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Remainder of the CA													
Q1 2017	2	22.2	1	11.1	4	44.4	2	22.2	0	0.0	9	-	-
Q1 2016	2	18.2	1	9.1	2	18.2	4	36.4	2	18.2	11	-	-
Year-to-date 2017	2	22.2	1	11.1	4	44.4	2	22.2	0	0.0	9	-	-
Year-to-date 2016	2	18.2	1	9.1	2	18.2	4	36.4	2	18.2	11	-	-
Charlottetown CA													
Q1 2017	2	7.7	2	7.7	8	30.8	9	34.6	5	19.2	26	265,000	283,712
Q1 2016	4	8.9	2	4.4	8	17.8	20	44.4	11	24.4	45	300,000	322,053
Year-to-date 2017	2	7.7	2	7.7	8	30.8	9	34.6	5	19.2	26	265,000	283,712
Year-to-date 2016	4	8.9	2	4.4	8	17.8	20	44.4	11	24.4	45	300,000	322,053

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Charlottetown City	-	267,633	n/a	-	267,633	n/a
Stratford Town	-	325,540	n/a	-	325,540	n/a
Cornwall Town	-	-	n/a	-	-	n/a
Remainder of the CA	-	-	n/a	-	-	n/a
Charlottetown CA	283,712	322,053	-11.9	283,712	322,053	-11.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	First Quarter 2017			First Quarter 2016			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	107	252,691	149	104	213,436	244	2.9%	18.4%	-38.9%
Cornwall	12	257,750	18	12	197,154	32	0.0%	30.7%	-43.8%
Charlottetown	71	240,075	92	66	217,009	123	7.6%	10.6%	-25.2%
Stratford	24	287,485	39	26	211,883	89	-7.7%	35.7%	-56.2%
Summerside CA***	35	176,728	76	34	120,411	102	2.9%	46.8%	-25.5%
Total	142	233,968	225	138	190,517	346	2.9%	22.8%	-35.0%

Submarket	Year-to-date 2017			Year-to-date 2016			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	107	252,691	149	104	213,436	244	2.9%	18.4%	-38.9%
Cornwall	12	257,750	18	12	197,154	32	0.0%	30.7%	-43.8%
Charlottetown	71	240,075	92	66	217,009	123	7.6%	10.6%	-25.2%
Stratford	24	287,485	39	26	211,883	89	-7.7%	35.7%	-56.2%
Summerside CA***	35	176,728	76	34	120,411	102	2.9%	46.8%	-25.5%
Total	142	233,968	225	138	190,517	346	2.9%	22.8%	-35.0%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
** Cornwall = District D
** Charlottetown = District E
** Stratford = District F
*** Summerside = District B

Source: Prince Edward Island Real Estate Association

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Charlottetown CMA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.1	128.6	72.2	9.6	65.9	778
	February	561	3.14	4.64	100.3	129.2	71.6	11.1	66.4	777
	March	561	3.14	4.64	100.3	129.8	71.0	10.9	65.7	780
	April	561	3.14	4.64	100.4	130.6	71.0	11.5	66.0	785
	May	561	3.14	4.64	100.0	130.8	71.6	10.5	65.7	791
	June	561	3.14	4.64	100.0	131.2	71.3	10.9	65.7	786
	July	567	3.14	4.74	100.0	130.6	71.4	9.7	64.8	786
	August	567	3.14	4.74	100.0	130.1	71.3	12.0	66.3	784
	September	561	3.14	4.64	100.0	130.1	71.5	10.7	65.6	788
	October	561	3.14	4.64	100.0	131.3	71.4	11.5	66.0	786
	November	561	3.14	4.64	100.0	131.2	71.5	10.6	65.4	786
	December	561	3.14	4.64	100.0	130.2	72.1	10.5	65.8	783
2017	January	561	3.14	4.64	100.0	131.6	72.7	9.8	65.8	784
	February	561	3.14	4.64	100.0	130.9	73.0	10.0	66.0	788
	March	561	3.14	4.64		131.7	72.7	10.1	65.8	793
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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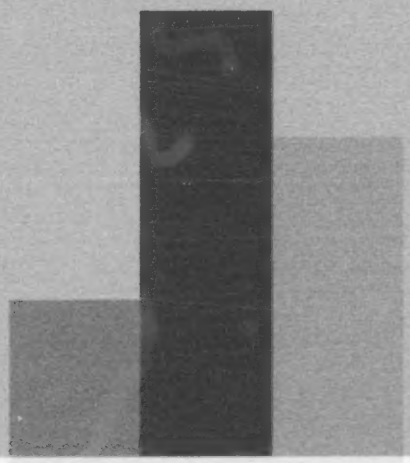

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